



45 Shepherds Way, St. Georges, Weston-Super-Mare, BS22 7XY

£290,000

- Well Presented End Terrace House
- Lounge
- Family Bathroom, En-suite & DS W/C
- Two Allocated Parking Spaces
- Three Bedrooms
- Kitchen / Diner
- Double Glazed & GCH
- EPC C

45 Shepherds Way, Weston-Super-Mare BS22 7XY

Rachel J Homes is delighted to market this Well Presented End Terrace House, ideally situated in the popular area of St Georges close to Transport Links via M5 corridor, Rail and Bus Routes, Schools, Shops and Amenities. The accommodation of this property briefly comprises of Entrance Hallway, Downstairs WC, Lounge, Kitchen/Diner, Three Bedrooms, Ensuite to Master, Bathroom, Front and Rear Garden, Allocated Parking Spaces for Two Cars. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



Freehold

Council Tax Band: C



Entrance Hallway

Upvc Double glazed entrance door, coved ceiling, tiled flooring, radiator, stairs to first floor, doors off.

Downstairs W/C

Upvc Double glazed window to front, low level W/C, wash hand basin set into vanity unit, radiator tiled floor, consumer unit.

Lounge

4.46 x 3.63 (14'7" x 11'10")

Upvc Double glazed French doors to rear, coved ceiling, tv point, telephone point, electric wall mounted feature fire, radiator, laminate flooring.

Kitchen/Diner

7.98 x 3.19 (26'2" x 10'5")

Upvc Double glazed window to front and Upvc Double glazed French doors to rear, coved ceiling, range of wall and base units with work surface over and up tile, sink & drainer with mixer tap over, gas hob with electric oven under and extractor over, integrated dishwasher, space for fridge freezer and washing machine, tiled and laminate flooring, tv point, radiator.

Stairs and Landing

Two Upvc Double glazed windows to front, storage cupboard housing Glow worm boiler, loft hatch, coved ceiling, doors off.

Bedroom 1

3.61 x 3.54 (11'10" x 11'7")

Upvc Double glazed window to rear, built in wardrobes, chest of drawers & bedside cabinets, radiator, tv point, coved ceiling, doors off to;

En-Suite

Shower cubicle with hot water mixer shower, low level W/C & wash hand basin set into vanity unit, heated towel rail, coved ceiling.

Bedroom 2

3.19 x 2.97 (10'5" x 9'8")

Upvc Double glazed window to rear, coved ceiling, tv point, radiator.

Bedroom 3

3.14 x 2.29 (10'3" x 7'6")

Upvc Double glazed window to front, coved ceiling, tv point, radiator.

Bathroom

2.28 x 1.67 (7'5" x 5'5")

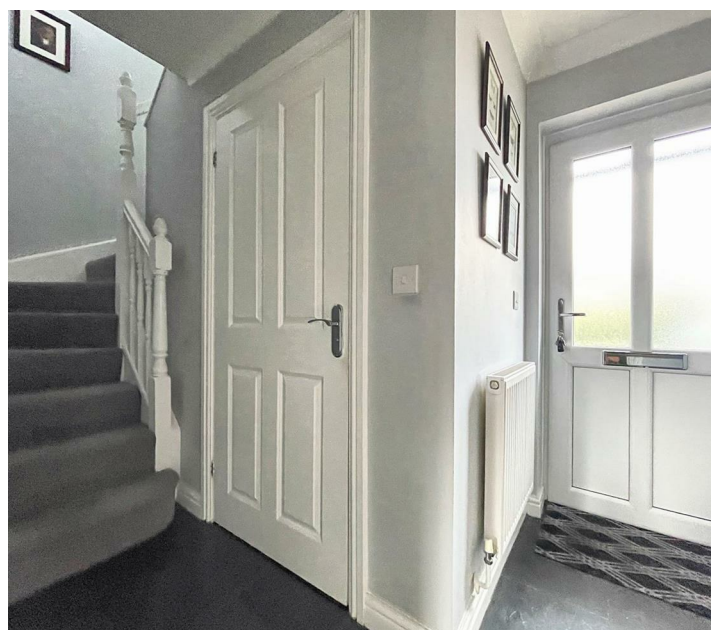
Panel bath with hot water mixer shower over, wash hand basin and low level W/C set into vanity unit, part tiled walls, heated towel rail.

Rear Garden

Enclosed by fencing, laid to decorative chippings with raised deck area and mature shrubs, storage shed, side gate, outside tap, outside power.

Front & Parking

Laid to decorative chippings with mature shrubs and two allocated parking spaces opposite the property.







Viewings

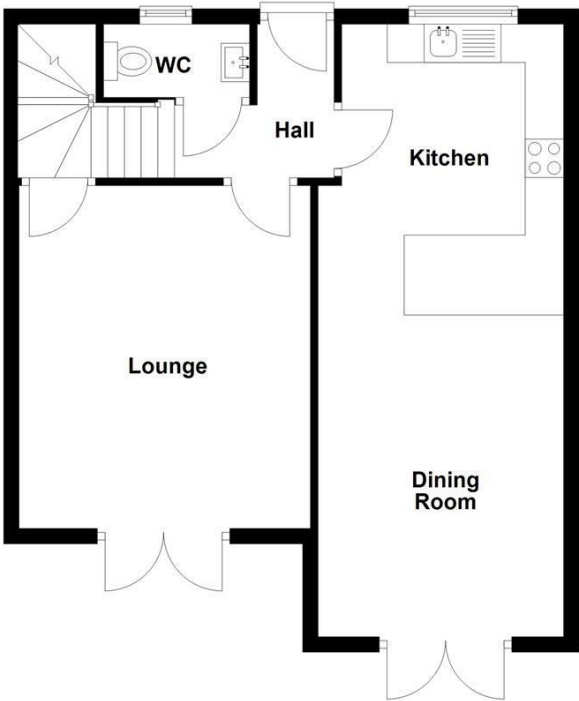
Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

